

# Hanover County, Virginia

## Land Use Map

### Legend

- Agricultural
- Rural Village
- Suburban Transitional
- Suburban General
- Suburban High
- Multi-Family
- Commercial
- Multi-Use
- Mixed-Use (LC/HR)
- Mixed-Use (HC/LR)
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Flood Plain

**C-3-14**

Meridian Land Company, et al.

Rezone A-1 to RS

Suburban General Land Use

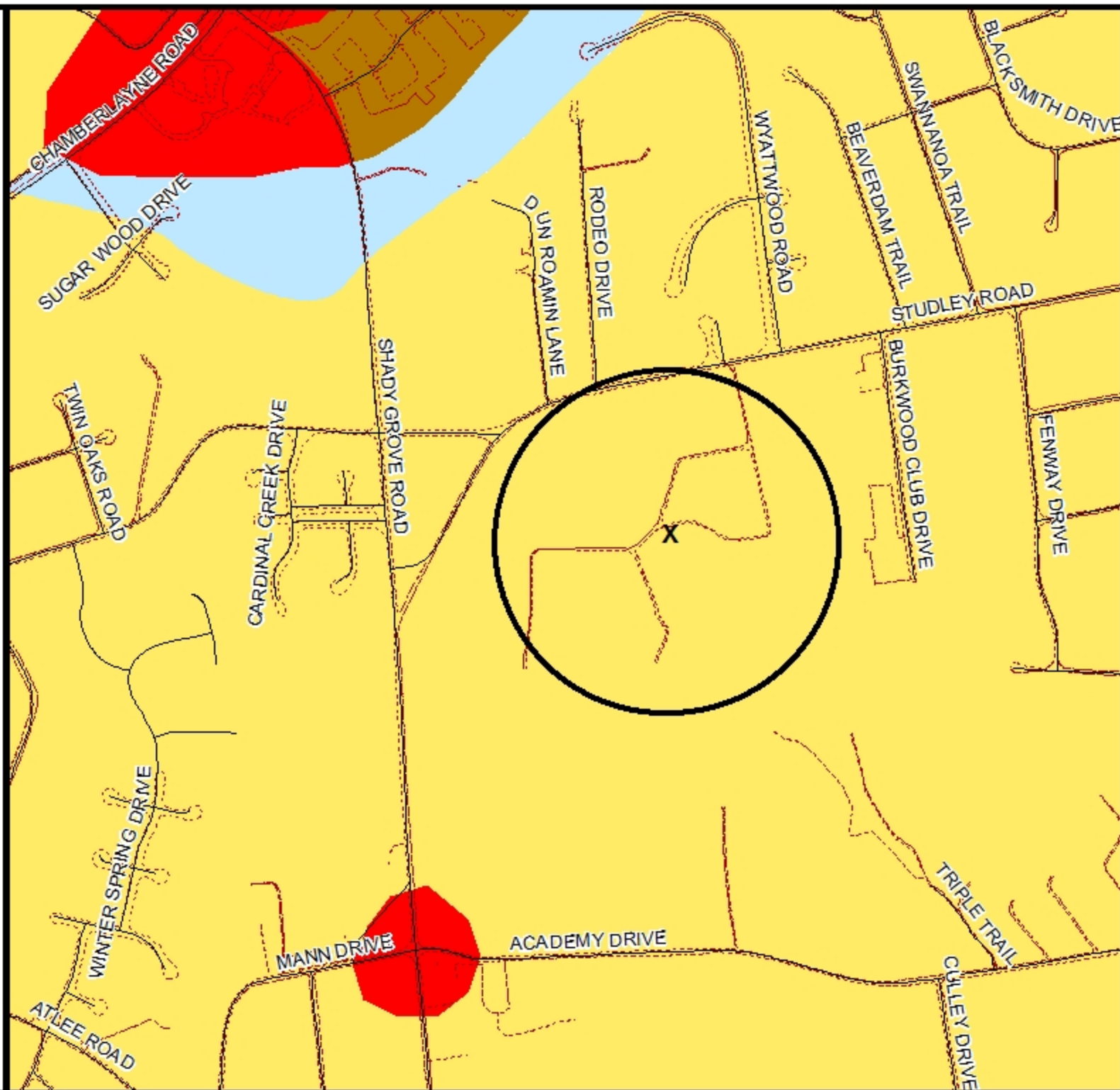
GPIN's: 8706-72-1235, 8706-82-0535  
& 8706-72-4928

Chickahominy Magisterial District



1 inch = 700 feet

March 05, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

- Roads
- Water
- Trees
- - - Private Road
- Structures
- Parcels

**C-3-14**

Meridian Land Company, et al.

Rezone A-1 to R S

Zoned A-1

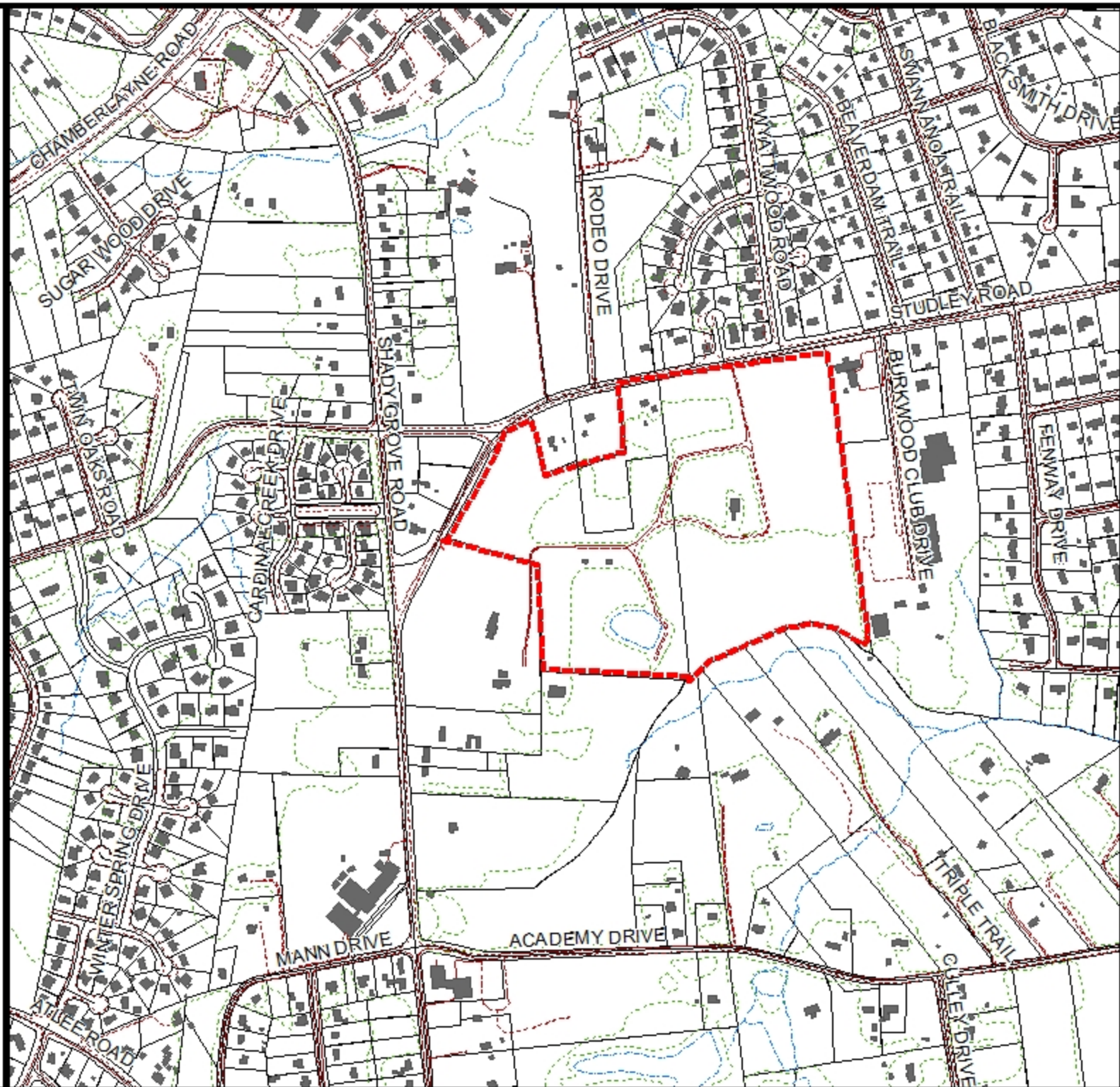
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## Zoning Map

### Legend

— Roads	R-4
— Water	R-5
- - - Private Road	R-6
□ Parcels	RM
□ CUP	MX
□ A-1	B-1
□ AR-1	B-2
□ AR-2	B-3
□ AR-6	O-S
□ RC	B-0
□ RS	M-1
□ R-1	M-2
□ R-2	M-3
□ R-3	

### C-3-14

Meridian Land Company, et al.

Rezone A-1 to RS

Zoned A-1

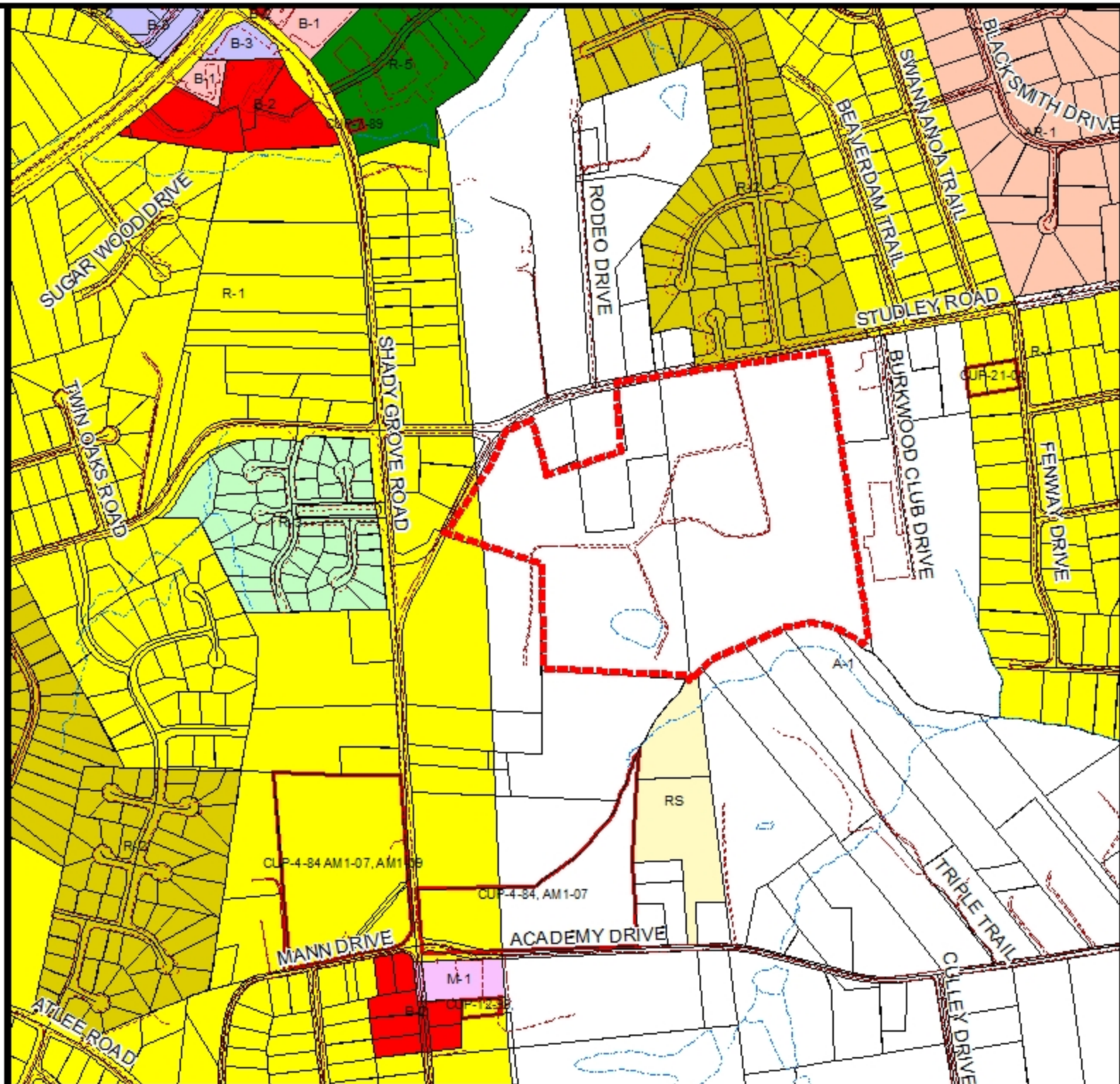
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Chickahominy Magisterial District



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## C-3-14, MERIDIAN LAND COMPANY, ET AL.

### Residential Rezoning Report

Chickahominy Magisterial District

PC Meeting Date: August 21, 2014



### Overview

Current Zoning	A-1, Agricultural District
Requested Zoning	RS(c), Single-Family Residential District with conditions
Requested Density	2.29 units per acre
Acreage	62.04
Location	South line of Studley Road (State Route 606) approximately 1,300 feet east of its intersection with Shady Grove Road (State Route 640)
GPINs	8706-82-0535, 8706-72-1235 and 8706-72-4928
General Land Use Plan	Suburban General (1-4 dwelling units)
Major Thoroughfare Plan	Studley Road (a Major Collector w/100' Row) and Old Oaklawn Drive (a 50' ROW)
Suburban Service Area	Inside
Case Planner	Claudia Cheely

### Executive Summary

This is a request to rezone approximately 62 acres located generally in the southeast quadrant of the intersection of Studley Road and Shady Grove/Old Oaklawn Drive, from A-1, Agricultural District, to RS(c), Single Family Residential District with conditions. The proposed subdivision will include 142 residential lots and 17.5 acres of common open space, which exceeds the requirement (20% = 12.41 acres). Amenities include a centrally located multi-use playing field, tot lot playground, pavilion, and pond that is being improved to serve as a stormwater detention facility for the community and wooded common area to be preserved. Sidewalks and pedestrian trails are also being provided through the community.

The applicants are requesting preliminary plat approval with the rezoning.

### Staff Recommendation

**DENIAL** as submitted but **APPROVAL** subject to changes, as described in the summary of outstanding issues.

## **Planning Analysis**

The Comprehensive Plan designates this property for Suburban General with a recommended density of 1-4 dwelling units per acre. The proposed project's density falls within the middle of that density range at 2.29 units per acre. This request achieves the following objectives of the comprehensive plan:

- Compact and contiguous development that maximizes the efficient use of public facilities;
- Convenient and safe accessibility to homes, services and employment centers; and,
- A suburban environment with abundant open space that is appropriately located and designed to provide opportunities for active and passive recreation.

The size of the lots in the proposed subdivision will range from approximately .20 acres in size to approximately .5 acre. This is consistent with at least two detached single-family home subdivisions in the area. The lots in the oldest A-1, AR-1 and R-1 subdivisions are generally larger than the proposed project, as are some of the later R-2 and R-3 subdivisions, which have lots that are generally as small as .2 to .35 acres, but include a few lots as large as 1.6 acres. However, those nearby subdivisions were developed under zoning regulations that are no longer available in the County, which included most of the gross acreage in area of the lots, with no common open space.

The current residential zoning classification, RS, Single Family Residential District, does require common open space, which results in a reduction of average lot sizes, but provides areas in each subdivision that are suitable for preservation of natural resources and creation of open for the recreational use of the residents. The current zoning regulations allow a subdivision to be designed around the natural, cultural or historic features that are preserved for the benefit of the community and the environment, while still providing a property owner the same density allowed without the open space provision.

The elevations submitted with this request show that the homes will be constructed of a variety of quality materials, and should be compatible to those in surrounding subdivisions.

### ***Schools Statistics and Projections***

The following schools will serve this development. Enrollment and projection figures are from the School Board Office.

<b>Population Increase</b>				
General Population	142 units	x	2.68 (avg. persons per household)	= 381 persons
School Children	381 persons	x	20% (avg. % of children per pop.)	= 77 children
<b>School Enrollment Forecast</b>				
<i>Schools Affected</i>	<i>Capacity</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>
Washington Henry Elementary	500	509	479	448
Chickahominy Middle	1280	1187	1170	1172
Atlee High	1725	1608	1601	1619

### *RS District Requirements*

The following table summarizes the RS District requirements for the proposed project:

<b>District Requirement</b>	<b>Required</b>	<b>Proposed</b>
Density	1-4 DU per acre	2.29 DU per acre
Open Space	20% (12.41 acres)	28.2% (17.5 acres) provided
Curb & gutter	Yes	Provided
Street Trees	Yes	Provided
<b>District Requirement</b>	<b>Required</b>	<b>Proposed</b>
Pedestrian paths	Yes	Provided
Street Buffers	Yes (50' along Studley; 25' along Old Oaklawn)	Provided
Street Lights	Yes (at both entrances to the project)	Provided

As indicated in the table above, the proposed project provides all required features for the RS zoning district and will provide more than the required open space. The common open space is centrally located, provides for both active and passive recreational uses, and includes preservation of a majority of the wooded areas on the southern side of the parcel as well as the wetlands in that area. The existing pond is being incorporated and improved to provide stormwater detention for the project. Other amenities for the community include sidewalks throughout, pedestrian trails that access all of the community's open spaces, a landscaped central multi-purpose field, a tot lot playground and a nearby pavilion overlooking the pond. Street buffers have been provided along the property's two road frontages, which include additional landscaping and pedestrian trails. Typical landscaping cross sections and materials are provided in the plan set. To continue the aesthetic from adjacent properties in this area, a 3-board white fence is shown on the interior edges of the street buffer as well as occasional berms. A boulevard styled entrance road with a landscaped median is provided at each entrance road.

Where lots are near adjacent parcels, a 5-foot open space buffer strip has been provided, which will incorporate a 6' solid fence to provide some screening of the development from those adjacent parcels. Staff recommends that this proposed screening fence be bonded with other subdivision improvements. To provide for future maintenance, this fence must be within the common open space. The 5-foot open space strip and fencing shown on the conceptual plan around the two lots that front on Studley Road should be revised to clearly show the fence is within the 5' common area on the plan.

More than a dozen elevations have been provided showing a variety of housing styles and proposed materials, including stone, brick and siding. Most elevations include porches, and all include attached front or side loaded garages. The elevations can be reviewed on sheets A-1 and A-2 of the conceptual plan.

### *Transportation*

A traffic impact analysis (TIA) was prepared by the applicant's engineer, reviewed by VDOT and revised per VDOT's comments. The TIA found that the development would produce 48 westbound

vehicles in the AM peak hour and 22 eastbound vehicles in the PM peak hour. The signalized intersection of Shady Grove and Studley Roads was able to accommodate these added traffic volumes, and field observations showed that the turning movements are accommodated with no delay. No improvements were determined to be needed at that intersection.

The TIA recommended dedication of right-of-way along Old Oaklawn Drive, and the addition of a 100' right turn lane with a 100' taper at the project entrance on Studley Road. This turn lane is sized in accordance with the right turn lane warrant analysis. In addition to the recommended improvements, the applicant shows dedication of right-of-way along Studley Road in accordance with the County's Major Thoroughfare Plan.

Staff notes that the conceptual plan does not show a future roadway connection to the large parcel to the south of this project that would normally be required per VDOT's Secondary Street Acceptance Requirements. This was discussed with the applicants, but they indicate a roadway connection in that direction would be difficult due to environmental constraints. They are seeking a waiver from VDOT from providing a roadway connection to the south. Should the waiver not be granted, the addition of a roadway connection to the conceptual plan/preliminary plat would likely require a zoning amendment. It is the overall staff and policy recommendation that suburban residential projects allow for interconnection with existing and future developments.

### *Community Meeting*

The applicant held a community meeting on June 18, 2014. The major issues raised at the meeting included the following topics (*italics*), and staff has provided brief remarks on each:

- *Proposed lot sizes are not the same as those in some of the surrounding subdivisions/density concerns.* Staff has discussed this issue above.
- *Traffic - Residents of existing subdivisions along Studley Road indicated an issue with exiting from their subdivisions onto Studley Road during the hours of peak traffic volumes.* As noted in the TIA, a right turn lane is being added at the project's entrance, which will take traffic into the proposed subdivision and out of the eastbound travel lane, so the additional traffic from this proposed subdivision to the roadway should not slow eastbound Studley Road traffic. In addition, staff believes that vehicles from the proposed subdivision having difficulty exiting onto Studley Road will learn to take the alternate exit onto Old Oaklawn to Shady Grove Road. Therefore, traffic from this subdivision may have little impact on Studley Road.
- *Water pressure concerns.* This development will be extending public utilities to the project, so this development will not impact water on adjacent properties.
- *Buffers were requested by adjacent A-1 parcels.* As negotiated with those owners, the applicant is showing a five-foot open space buffer that includes a six-foot solid privacy fence.
- *Water runoff towards existing bottom area.* Per County stormwater regulations, this site must be engineered to address stormwater runoff. These regulations will not permit off-site impacts, and often improve downstream drainage issues.



## **Agency Analysis**

<b>Agency</b>	<b>Comment Summary</b>
Public Works	Questioned whether RPA existed on-site; applicant's engineer provided evidence that wetlands were non-RPA. New Stormwater Management regulations apply to this project. In response to new regulations, a meeting with DEQ and Corps of Engineers took place on June 3, resolving wetlands impacts.
Public Utilities	Extensions will be required for provision of public utilities, and two water supply points will be required; applicant met with Public Utilities to determine routing for public water and sewer extension lines. The Department recommends that the proffer provided by the applicants regarding public utility extension be modified by removing the size of the gravity sewer line, but that the proffer is otherwise satisfactory.
Fire/EMS	Require road widths of at least 26 feet, with cul-de-sacs with 96-foot diameter and 28-foot radius. The applicant indicates they have addressed this comment on the conceptual plan.
Historical Commission	The Commission determined that the request will not impact adjacent historic resources.

## **Proffers**

The applicant provided the following proffers with this request:

1. Roadway Improvements Cash proffer. Since there were no nearby roadway improvement projects identified by the Public Works Department to which this project could participate, the standard roadway improvements cash proffer was offered in the amount of \$2,306.00 per dwelling unit.
2. Foundations. A proffer has been provided that all exterior foundations of homes shall be clad in brick or stone.
3. Off-site Sanitary Sewer. The developer shall design and install a 15" gravity sewer, from the project to the existing Academy Creek sanitary sewer main, in accordance with the current standards of the Public Utilities Department. The Department recommends that this proffer be modified to read as follows:

**[REVISED]** Off-site Sanitary Sewer. The developer shall design and install a gravity sewer, from the project to the existing Academy Creek sanitary sewer main, in accordance with the current standards of the Public Utilities Department.

Staff recommends the following additional proffers to address issues identified in this report or to address proffers normally provided with rezoning requests:

4. **[NEW]** Dedication of Right-of-Way. The Owner agrees to dedicate fifty feet (50') of right-of-way from the centerline of Studley Road (State Route 606) to the property and 25 feet of right-of-way

from the centerline of Old Oaklawn Drive (State Route 1201) for future road widening, free of cost to the County, upon request of the County or VDOT.

5. **[NEW] Road improvements.** The entrances and the right turn lane from Studley Road shall be constructed in substantial conformity with the conceptual plan. The right turn lane shall include at least 100' of storage and a 100' taper. All road improvements shall be designed and constructed by in accordance with VDOT standards and specifications.
6. **[NEW] Fencing.** The 6' solid fencing shown on the conceptual plan within the perimeter open space provided to adjacent property for screening purposes shall be bonded with other subdivision improvements, and shall be among those development improvements that are maintained by the homeowners' association.

#### **Summary of Outstanding Issues**

As previously discussed, staff recommends that the following issues be addressed:

1. A modification is needed to the conceptual plan regarding the additional fencing being provided by the applicants for the property owners of the two lots fronting on Studley Road. If the fence is to be maintained by the future homeowners' association, it must be located within the 5' open space buffer being provided between the proposed development and the two lots. If the fence is being provided to those owners on their property, then all notes regarding that fencing should be deleted from the plan.
2. Staff has recommended one modification to the proffers submitted by the applicant, and recommended three additional proffers as outlined above.

With these changes, staff could recommend approval of this rezoning request.

cdc/HTE

#### **Attachments**

- ☒ Maps (land use, vicinity, zoning, aerial)
- ☒ Historical Commission Recommendation
- ☐ Approved Proffers/Elevations/Conceptual Plan
- ☐ County Traffic Study
- ☒ Application Materials
- ☒ Agency Review Comments
- ☒ Applicant Traffic Impact Analysis/VDOT response
- ☒ Citizen Comments – Community Mtg.
- ☐ Photographs
- ☒ Proffers /Conceptual Plan



## **GARRISON MANOR SUBDIVISION**

### **PROFFERS APPLICABLE TO THE RS PROPERTY**

1. Cash Proffers. The Developer, for itself, and its successors and assigns, agrees to pay Hanover County prior to issuance of a Certificate of Occupancy, the amount of Two Thousand Three Hundred Six and 00/100 (\$2,306.00) per single family unit built on the RS zoned Property. The funds shall be used for the purpose of completing off-site road improvements relating to the development allowed by the rezoning and included in the Business and Residential Development Road Improvements Transportation Policy, adopted March 13, 2013. In the event funds are paid and are not used for such improvements, the County shall return the funds paid to the Owner or his successors in title.
2. Foundations. The exterior of all foundations of homes shall be clad in brick or stone.
3. Offsite Sanitary Sewer. The Developer shall design and install a 15" gravity sewer, from the project to the existing Academy Creek sanitary sewer main, in accordance with the current Department of Public Utilities Standards.





